

18 Acres | 624 Berger Road
624 Berger Road
Swiss Alp, TX 78945

\$397,800
18± Acres
Fayette County



MORE INFO ONLINE:
<https://homelandprop.com/>

18 Acres | 624 Berger Road
Swiss Alp, TX / Fayette County

SUMMARY

Address

624 Berger Road null

City, State Zip

Swiss Alp, TX 78945

County

Fayette County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

29.79977 / -96.900988

Taxes (Annually)

\$39

Dwelling Square Feet

816

Bedrooms / Bathrooms

2 / 1

Acreage

18

Price

\$397,800

Property Website

<https://homelandprop.com/property/18-acres-624-berger-road-fayette/texas/113238/>



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PROPERTY DESCRIPTION

Located in the desirable Swiss Alp area of Fayette County, this 18+/- acre property offers open pastureland, rolling terrain, and a peaceful rural setting just off Highway 77 with access from a blacktop county road. A cozy two-bedroom, one-bath home is suited on the property, adding flexibility for a weekend retreat, guest accommodations, or future plans. The acreage provides ample room for livestock, recreation, additional improvements, or a future homesite. Conveniently positioned between La Grange and Schulenburg, this versatile property combines usable land, strong accessibility, and the scenic character of the surrounding countryside. Contact us today for additional details and available purchase options.

Utilities: Electricity available, water available

Utility Providers: Bluebonnet Co-op



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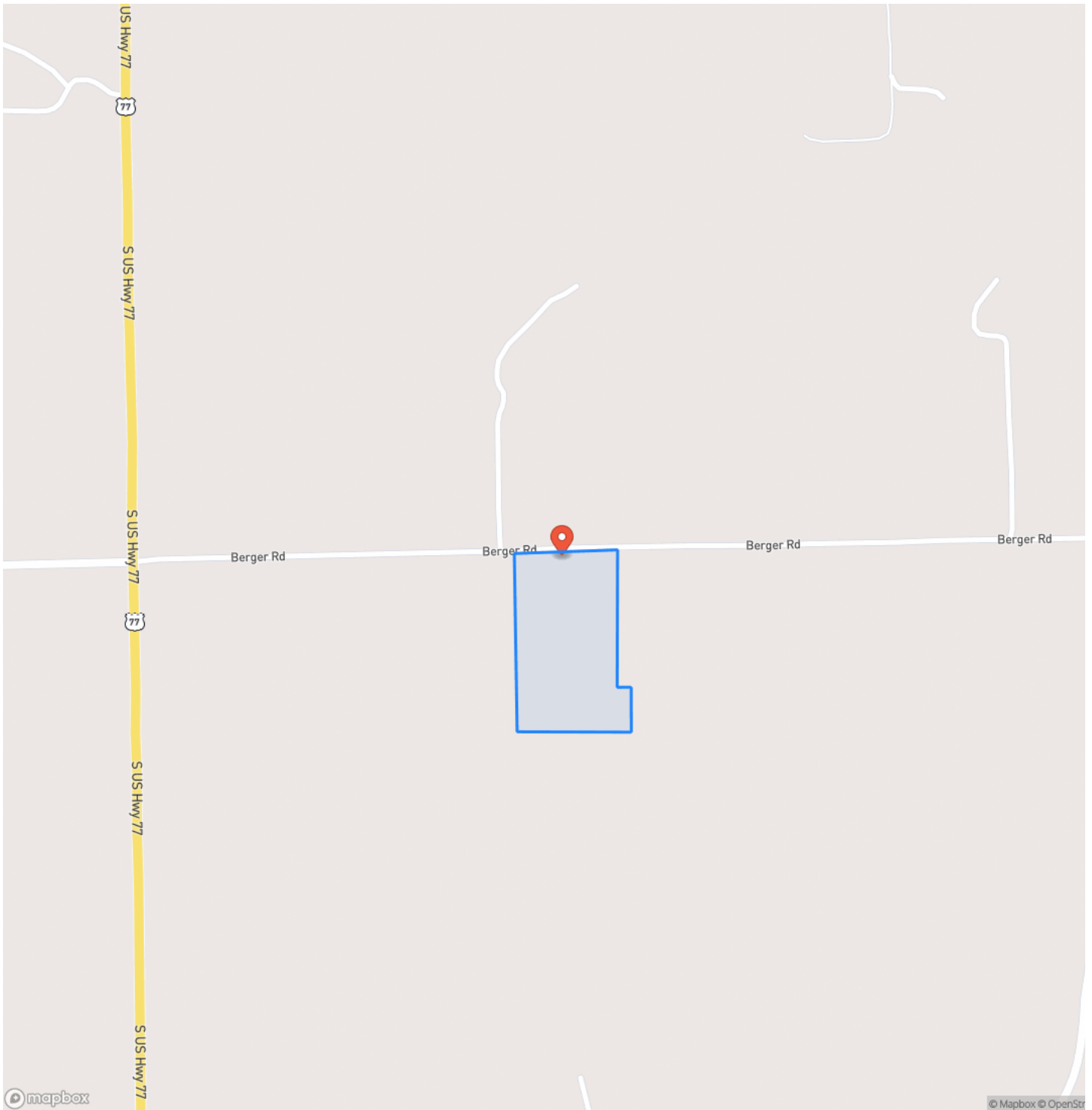
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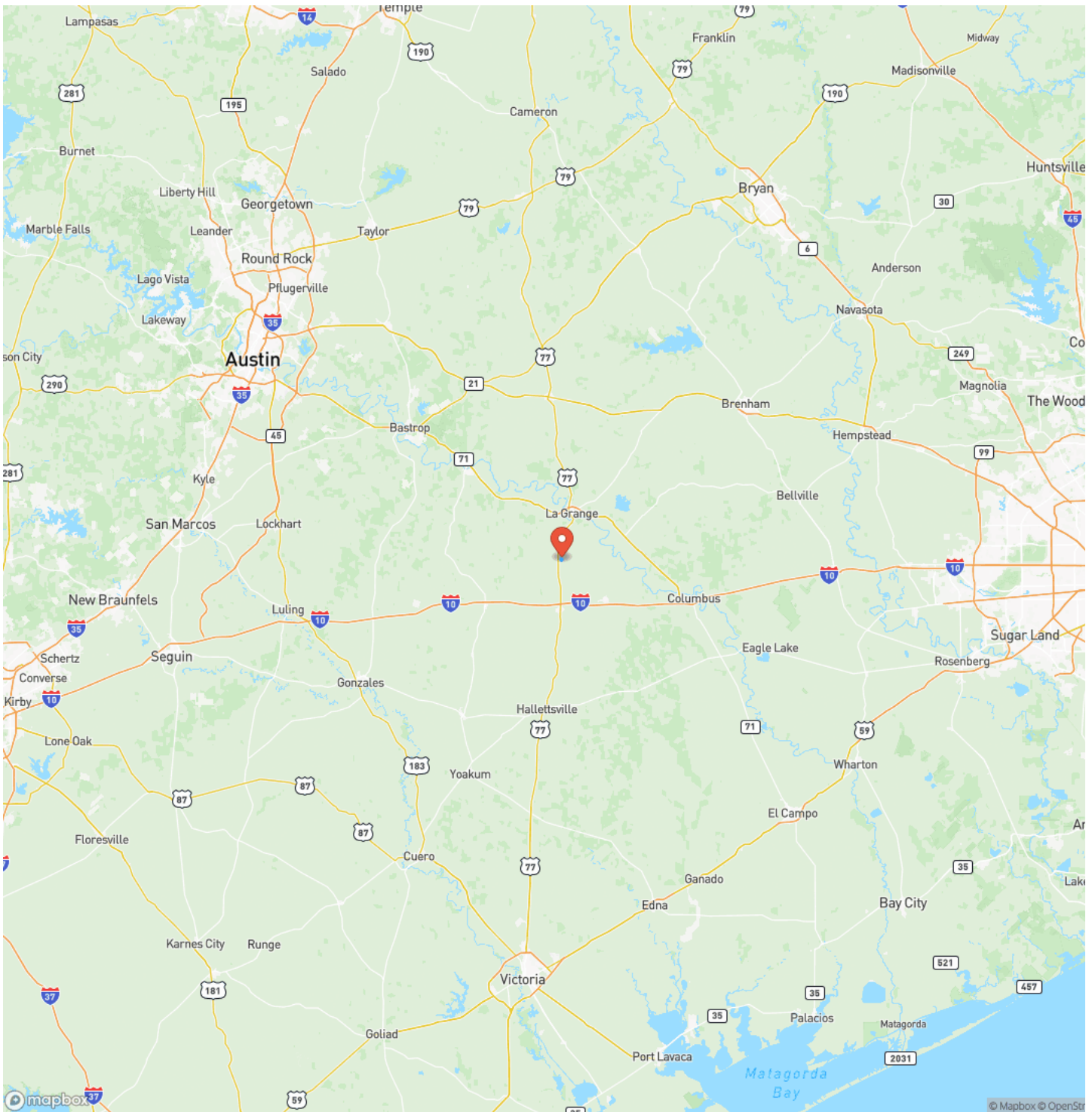
Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Cherry

Mobile

(936) 581-3809

Email

ccherry@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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<https://homelandprop.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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